

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 9, 1970

Appeal No. 10623    Redevelopment Land Agency, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of December 15, 1970.

EFFECTIVE DATE OF ORDER - April 21, 1971

ORDERED:

That the appeal for permission to erect high rise apartment building with roof structures in accordance with Section 3308 at No. 20 K Street, NW., Lots 119-121, 123-291, 100-115, 71-74, 803-805, 40, 834, 835, 839, 239, 240, 242, 243, Square 621, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is presently located in a C-2-A District, however, there is an application before the Zoning Commission to change the zoning to C-2-B.

2. The subject property is an unimproved lot.

3. The appellant proposes to construct a 174 unit high rise apartment building with ground floor commercial and retail establishments.

4. The proposed apartment building will consist of ten (10) stories in an area of 56,192 square feet. The area of the building will be 171,835 square feet and the total area of the roof structure is 2,212 square feet.

5. The FAR of the building without roof structure is 3.06 and the FAR of the roof structure is .04.

Appeal No. 10623  
April 21, 1971  
PAGE 2

6. The penthouse will house elevator equipment, heating and air conditioning equipment, cooling tower with separate stair tower.

7. The material and color of the street facade will be buff brick and samo split face block. The material and color of roof structure will be buff brick.

8. The appellant requested to amend the appeal to include one-family dwellings, flats or apartment houses with division walls from the ground up and without connecting common passages.

9. This appeal was heard under plans by McDonald, Williams and Marshall, architects, drawings No. A-3, A-8, A-12 and A-13, approved as noted by Arthur P. Davis, member of the Board, dated April 20, 1971.

10. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed high rise apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

This Order shall be subject to the following condition:

This appeal is granted subject to the Zoning Commission's action on the applicant's application for a rezoning of the subject property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

PATRICK E. KELLY, Secretary of the Board